

***MINUTES OF
FACILITIES PLANNING AND IMPLEMENTATION COMMITTEE***

Tuesday, November 8, 2005 5:00 p.m.
Warren Green, 2nd Floor Conference Room
Hotel Street, Warrenton, Virginia

Present:

William Downey, Board of Supervisors
Richard Robison, Board of Supervisors
Anthony Hooper, Deputy County Administrator
Kevin Burke, County Attorney
Bryan Tippie, Director, Budget
Butch Farley, Director, General Services
Tom Boyer, Deputy Director, General Services
Wanda Mercer, Executive Assistant, General Services

Guests:

Gail Barb, Clerk, Circuit Court
Barney Durrett, Fauquier County Water & Sanitation Authority
Billy Jenkins, Special Projects
Jonathan Lynn, Commonwealth Attorney
Maria Del Rosso, Library
Ron Mabry, Parks & Recreation Project Manager
Larry Miller, Parks & Recreation
Jeffrey Parker, Judge
Barbara Severin, Library Board
Helen Zaleski, Circuit Court

Mr. William Downey called the meeting to order at 5:10 p.m. on Tuesday, November 8, 2005.

Notes of September 11, 2005 Meeting

Mr. Robison noted that a quorum was not present at the meeting; therefore, the previously approved minutes of the November 11, 2005 meeting should be referred to as notes.

Minutes of September 13, 2005 Adjourned Meeting

The minutes were approved as published.

John Barton Payne Building

No bids were received for the project. Re-bidding will take place in early 2006 with any addenda and permit issues included in the bid documents.

Parks and Recreation Projects

Mr. Ron Mabry presented an overview of Parks and Recreation projects.

Northern Sports Complex – Due to a massive amount of granite in the area of the second pond, blasting is planned in the near future.

Northern Swimming Pool – Awaiting cost estimates in today's figures for building Vint Hill-like pool. With there being no centralized water source to tap, identifying a water source has been difficult. The neighboring property has a well, but it is currently not in the system. This issue will be discussed with WSA.

Central Sports Complex – Mr. Mabry has proposed a weekly report from Patton, Harris, & Rust (architects). Mr. Downey would like updates on issues and schedules on a monthly basis.

Raymond Farm – A CIP submission was requested to renovate the property for Parks and Recreation offices. There is a \$100,000 cash proffer from the developer. Some vandalism has taken place. The existing visual impact should be kept intact even with the WSA treatment plant, which, according to the plans, should be constructed behind the access road.

Project Review – Courthouse / Adult Detention Center

Ms. Kay Jackson presented the project updates.

Adult Detention Center (ADC)/Jail – Staff has re-occupied the kitchen. Trailers in the parking lot will be relocated or removed soon.

Courthouse – The second floor should be available for late December/early January moves. The Clerk of the Court should return to the ground floor the end of February 2006. Mr. Downey would like a project schedule update for next month's meeting.

Approval was given for (ADC/Jail) Change Order #13 in the amount of \$13,794. Final pricing was lower than expected.

Approval was given for (Courthouse) Change Order #14 in the amount of \$36,701. Final pricing was lower than expected.

Final completion date was originally December 4, 2005. With the two month general conditions and three month time extension, the new date for final completion is February 28, 2006. Mr. Downey and Mr. Robison reviewed the general conditions costs. Questions surfaced regarding the payment of the Project Manager expenses. Ms. Jackson will discuss this with the contractor on November 9, 2005. Mr. Downey and Mr. Robison will discuss and correspond via e-mail with staff and Ms. Jackson.

Ms. Jackson indicated that on this \$3,000,000 project, there have been 163 potential change orders. Time extensions are connected with at least 30 of those potential change orders.

Judge Jeffrey Parker requested an additional window in each courtroom. Mr. Hooper will be meeting with the Town of Warrenton's Architectural Review Board (ARB) for its review and approval. Approval must be received this month to keep the project moving forward. Current design and installation costs are \$50,000 for both windows. Mr. Hooper will increase the current request before the Finance Committee by \$50,000. Judge Parker agreed to cutting out the

window area now and covering it with plywood. He also addressed maintenance items, i.e. lights, holes, discolored ceiling grids, etc. maintaining that the windows were his #1 priority. Ms. Jackson noted that the cost to replace the ceiling grids is \$13,000. For the new windows, the contractor requests a fifteen (15) calendar day extension with no additional general conditions costs.

Because Mr. Barney Durrett was present, Item #5. Opal Water System, was moved ahead of Item #3 on the agenda.

Opal Water System

\$60,000 for Mr. Barney Durrett with the Fauquier County Water and Sanitation Authority (WSA) stated that current efforts resulted from a report by the Fauquier County Economic Development Advisory Council and Utilities Task Force in September 2002. WSA recommended a three-phase plan. Water supply appears to be plentiful from three wells. The majority of the area is zoned commercial and/or industrial. Preliminary engineering costs are estimated at \$60,000. Because the plan affects three magisterial districts, Mr. Downey will present this item to the Board of Supervisors for discussion. Mr. Durrett will provide copies of the drawings.

Raymond Farm

Discussion was held regarding the building housing the treatment plant. Mr. Durrett indicated that the visual space being referred to was actually part of the drain field for the community waste water system. It is the most economical location for the plant. Mr. Downey noted that keeping the visual rural surrounding aesthetics was a critical point in the Board of Supervisors' acceptance of the property. Mr. Durrett indicated that he believed WSA's intent is to make the most cost effective use of the space and building/materials first as well as aesthetically blend the treatment plant building with its rural surroundings. Mr. Durrett is also awaiting information from Parks and Recreation's architect.

Future County Facility Needs

Mr. Billy Jenkins presented his synopsis of inventory of County facilities. Mr. Downey and Mr. Robison will review the report in more detail and update the Board of Supervisors. This will be a recurring FPIC agenda item.

The School System's Facility Committee will attend the December 13, 2005 meeting.

General Services Project Summary

Mr. Tom Boyer reviewed the project summary.

Alice Jane Childs – Roofing replacement is underway. HVAC pan replacement should be completed in the near future. Awaiting comments on complete HVAC replacement from Hurd & Obenchain. Mr. Boyer is expecting 90% drawings from Hurd & Obenchain for the Data Center renovation by the week of November 14. To maintain the project schedule, comments must be returned to the engineers within one week.

Fleet Maintenance Roof – Replacement underway; should be completed in November. Several heater flues were rusted through and are being replaced.

Warrenton Library – The bid was awarded to Precision Mechanical. Project scheduling to be determined.

Old Jail Museum – The bid process is completed. Golden Construction was low bidder. Project scheduling to be determined.

Warren Green – Structural problems were noted on the second story porch. All problems were concealed and not obvious to the design team. General Services has received a sketch from the architect and is proceeding to bid this work to the County's pre-approved contractors.

Feasibility analyses may alleviate problems on future projects. It was stated that due to unforeseen design and structural issues, project contingencies need to be increased considerably on future projects.

Other Items

The light poles at Coleman and Warrenton schools have damage. As long as the lights are replaced with wooden poles, the new ordinance does not apply. If the lights or poles are changed, the new ordinance has to be adhered to.

Future Discussions Items

Future facility needs for County and Schools.

Joint FPIC meeting with School Facilities in December 2005.

Extension Office CIP Submission.

Parks and Recreation possible relocation to Raymond Farm.

Next Meeting Date

The next meeting of the Facilities Planning and Implementation Committee will be Tuesday, December 13, 2005, at 5:00 p.m. The School Facility Committee will be joining the meeting at 6:00 p.m.

With no further business the meeting adjourned at 6:45 p.m.